104.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	715,700	/	715,700
USE VALUE:	715,700	/	715,700
ASSESSED:	715,700	/	715,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COFFEY MILDRED
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	36 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COFFEY JEREMIAH C--ETAL -
Owner 2:	COFFEY MILDRED A -
Street 1:	36 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,350 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Clapboard Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8350.000	246,400		469,300	715,700
Total Card	0.192	246,400		469,300	715,700
Total Parcel	0.192	246,400		469,300	715,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.49 | /Parcel: 352.4

Legal Description

User Acct 66788

GIS Ref

GIS Ref

Insp Date 09/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0002-0014.0

!8255!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,400	0	8,350.	469,400	715,800	715,800	Year End Roll	12/18/2019
2019	101	FV	204,700	0	8,350.	469,400	674,100	674,100	Year End Roll	1/3/2019
2018	101	FV	204,700	0	8,350.	402,300	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	204,700	0	8,350.	375,500	580,200	580,200	Year End Roll	1/3/2017
2016	101	FV	204,700	0	8,350.	321,800	526,500	526,500	Year End	1/4/2016
2015	101	FV	192,100	0	8,350.	288,300	480,400	480,400	Year End Roll	12/11/2014
2014	101	FV	192,100	0	8,350.	266,900	459,000	459,000	Year End Roll	12/16/2013
2013	101	FV	192,100	0	8,350.	254,500	446,600	446,600		12/13/2012

PRINT

Date	Time
12/10/20	22:50:07

LAST REV

Date	Time
10/02/18	10:14:47

mmcmakin

8255

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFFEY JEREMIAH	1261-4		11/19/2002	Family	1	No	No		JEREMIAH CHRISTOPHER COFFEY JR DATE OF DEATH
	728-195		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Meas/Inspect	163	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/14/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8350		Sq. Ft.	Site		0	70.	0.80	4									469,348						469,300	

Total AC/HA: 0.19169 | Total SF/SM: 8350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,348 | Spl Credit | Total: 469,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	141.153
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357038
Depreciation:	110682
Depreciated Total:	246357

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

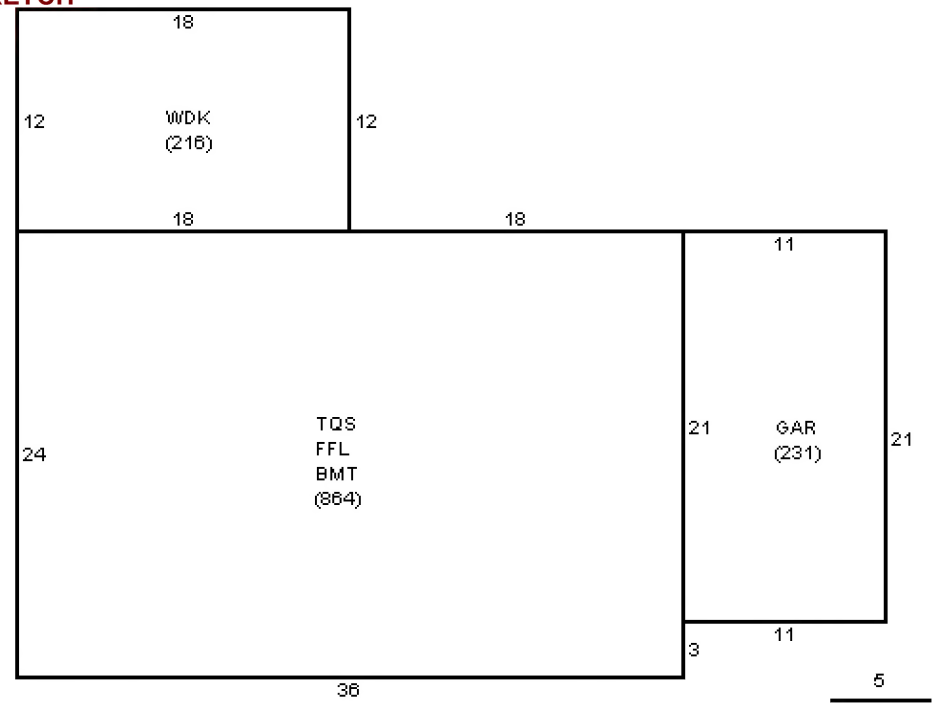
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.15
Special Features:	0	Val/Su Net:	87.28
Final Total:	246400	Val/Su SzAd	162.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	58.860	50,856
FFL	First Floor	864	141.150	121,956
TQS	3/4 Story	648	141.150	91,467
GAR	Garage	231	25.820	5,964
WDK	Deck	216	10.630	2,296

Net Sketched Area:	2,823			Total:	272,539
Size Ad	1512	Gross Are	3039	FinArea	2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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